

ZONING AND ADJUSTMENT BOARD

September 3, 2002

The Zoning and Adjustment Board of Sumter County, Florida convened on Tuesday, September 3, 2002 at 6:30 P.M. with the following members present: Dossie Singleton, Jack Bratton, Rusty Mask, Evan Merritt, Richard Bradley, Todd Brown, Mark Caruthers, and Frank Topping. Larry Story, Chairman, Lamar Parker, Wayne Lee and Dale Nichols were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development, and Aimee Webb, Board Secretary, were also present.

Due to the absence of the Board's Chairman and Vice-Chairman, Attorney Neal requested Mr. Topping act as the Temporary Chairman. Mr. Bratton made a motion to appoint Mr. Topping as the Temporary Chairman. Mr. Bradley seconded the motion and the motion carried.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bratton made a motion to approve the minutes from the ZAB Meeting on August 5, 2002. Mr. Bradley seconded the motion and the motion carried.

Mr. Topping presented the Proof of Publication.

ZP2002-88

Oxford Land Holdings, Inc.

Mr. Merritt made a motion to remove the case from the table. Mr. Caruthers seconded the motion and the motion carried. Board member, Mr. Brown, declared he had a conflict of interest due to his owning an interest in the property. Mary Ludwig, Law Office of Steven J. Richey and representative for Mr. Brown, stated Mr. Brown is requesting the CH zoning. Attorney Neal gave the Board members background information on the case from the ZAB meeting on August 5, 2002. There were no objections from the audience. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning from RR and A1 to CH to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

ZP2002-92

Ronald Brown

Mr. Bratton made a motion to remove the case from the table. Mr. Merritt seconded the motion and the motion carried. Ben Taylor, representative for the applicant, was present and requesting a rezoning from C2, C3 and R1M to CH. There were nine notices sent. Of the nine notices sent, none were received in favor or objection. There were no further questions or discussions from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning from C2, C3 and R1M to CH to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried.

Mr. Story arrived at 6:45 p.m. during the above case but did not vote. Mr. Story took over as the Board's regular chairman.

ZP2002-93

Mary Parker

Mr. Topping made a motion to remove the case from the table. Mr. Merritt seconded the motion and the motion carried. Mr. and Mrs. Parker were present and requesting a rezoning on two parcels from R2, RR and C2 to RR1C to bring the property into compliance with the Future Land Use Map. There were 12 notices sent. Of the 12 notices sent, none were received in favor or in objection. There were no further questions or discussions from the Board. Mr. Topping made a motion to recommend approval of the rezoning from R2, RR and C2 to RR1C to bring the property into compliance with the Future Land Use Map to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried.

ZP2002-96

ACMS, Inc.

The applicant submitted a letter prior to the meeting requesting the Board table the case until the November 4, 2002 hearing. Mr. Bratton made a motion to approve the request to table the case until the November 4, 2002 hearing. Mr. Merritt seconded the motion and the motion carried.

ZP2002-97

John & Sandra Good

Mary Ludwig, representative for the applicant, was present and requesting a rezoning from A5 to A10C to bring the property into compliance with the Future Land Use Map. There were six notices sent. Of the six notices sent, none were received in favor and one in objection. The letter of objection was read into the record. There were no objections from the audience. Mr. Topping made a motion to recommend approval of the rezoning from A5 to A10C to bring the property into compliance with the Future Land Use Map to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-98

John & Sandra Good

Mary Ludwig, representative for the applicant, was present and requesting a Special Use Permit for a powered paragliding school. There were six notices sent. Of the six notices sent, none were received in favor and one in objection. The letter of objection was read into the record. There was one objection from the audience: Ms. Sharon Last. Mr. Story had questions regarding the noise. Mr. Good was present and stated the motors were two stroke motors with a propeller and the noise would be quieter than a lawn mower engine. Ms. Last stated she had an issue with safety and privacy. Mr. Good stated the altitude of the paragliders would be approximately 1000 feet, approximately 10 acres of his property would be utilized and estimates they will only have approximately four customers a

week. There were no further questions or discussion from the Board. Mr. Topping made a motion to approve the request for the powered paragliding school with the stipulation the business is run in accordance with the “Proposed Power Para Glider Training School” information provided by the applicant to the Zoning Department. Mr. Merritt seconded the motion and the motion carried.

ZP2002-95

Robert Douglas Snook

Mr. Snook was present and requesting a Temporary Use Permit for three years to allow a mobile home on the property for a care receiver’s residence. There were seven notices sent. Of the seven notices sent, there were none received in favor and none in objection. There were no further questions or discussions from the Board. Mr. Topping made a motion to approve the request for the Temporary Use Permit for three years to allow a mobile home on the property for a care receiver’s residence based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2002-100

The Villages of Lake-Sumter, Et al

Jack Sullivan, was present and requesting a rezoning from A5 to RPUD on 7,001 acres MOL and approval of the Master Plan for The Villages of Sumter Development of Regional Impact (11,079 acres), including design standards and variance requests. There were 168 notices sent. Of the 168 notices sent, 22 were received in favor and five in objection. The letters of objection were read into the record. There were no objections from the audience. Mr. Sullivan submitted an Affidavit Proof of Posting because someone was tampering with the signs. Mr. Sullivan explained the applicants would like to erect the Type C buffer rather than the required Type B of the Sumter County Code. There was discussion among the Board as to whether the request was beneficial to the development or the property owners. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners for the Master Plan for The Villages of Sumter DRI based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried. Mr. Topping made a motion to recommend approval to the Board of Sumter County Commissioners for the rezoning from A5 to RPUD based on the information provided in the staff report. Mr. Brown seconded the motion and the motion carried. Mr. Caruthers made a motion to recommend approval to the Board of Sumter County Commissioners for the variances requested excluding the Type C buffer request based on the information provided in the staff report. Mr. Merritt seconded the motion and the motion carried. Mr. Topping made a motion to recommend approval to the Board of Sumter County Commissioners for the Type C buffer. Mr. Merritt seconded the motion and the motion carried 7-1 with Mr. Story voting against.

Public Forum

A public discussion was held regarding an ordinance change in the Principal Use Chart for parking lots. The Board discussed the amount of cars allowable, cargo trailers, number of axles and wheels, and weight of the vehicles. Mr. Topping made a motion to

recommend approval to the Board of Sumter County Commissioners for the request to allow parking lots in residential/agricultural zoning classifications having a minimum of one acre and commercial zoning designations, with the number of vehicles limited to 25, trucks weighing no more than 1 ½ tons, allow cargo vans, utility trailers as part of the vehicle, and all vehicles must be tagged, registered and operable. Mr. Bradley seconded the motion and the motion carried.

Mr. Bratton made a motion to adjourn the meeting. Mr. Brown seconded the motion and the motion carried.

The meeting adjourned at 8:08 p.m.

Larry Story, Chairman
Zoning & Adjustment Board